6

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of April, 2016

Notary Public

MY COMMISSION EXPIRES: May 08, 2017

(AFFIX SEAL)

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Maria Carolina Cruz Hernandezand Cesar Agustin Lopez Mota	Maria Carolina Cruz Hernandez and Cesar Agustin Lopez Mota	090080203.00
(NAME) 730 Croley Drive	(NAME) 5607 Leslie Avenue	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Curtis M. Groves, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Maria Carolina Cruz Hernandez and Cesar Agustin Lopez Mota, tenants with the right of survivorship** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Resubdivision of Lot No. 38, B.F Cockrill Estate of record in Plat Book 4470, Page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the property.

Being the same property conveyed to Curtis M. Groves, Married by deed dated September 29, 2005 from Isaac P. Connor and wife, Cleddie J. Connor of record in Instrument No. 20050930-0117795, Register's Office for Davidson County, Tennessee.

Grantor herein reserves unto himself, for the benefit of the adjoining Lot No. 68 on the plan of Moss-Wood Subdivision of record in Plat Book 2663, Page 102, Register's Office, an easement, seven feet in width running with the northerly line and along the adjoining lot line between the property herein conveyed and the above referenced Lot 68. Said easement shall be permanent, exclusive and runs with the land and is binding upon the parties herein, their successors, heirs and assigns.

unimproved ☐

This is improved ☑ property, known as 730 Croley Drive, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20160029857 DEEDWARR
Recvd: 04/13/16 09:19 2 pgs
Fees:13.00 Taxes:740.00
20160413-0035212

Witness my/our hands this 7th day of April, 2016.

Curtis M. Groves

State of Tennessee
County of Davidson

Personally appeared before me Curtis M. Groves, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of April, 2016.



Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 16-Her